



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

**Monday, December 13, 2010**     **David Gebhard Public Meeting Room: 630 Garden Street**     **1:00 P.M.**

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**BOARD MEMBERS:**

CHRISTOPHER MANSON-HING, Chair  
DAWN SHERRY, Vice-Chair  
CLAY AURELL  
CHRISTOPHER GILLILAND (Consent Calendar Representative)  
GARY MOSEL (Consent Calendar Representative)  
KEITH RIVERA  
PAUL ZINK

**CITY COUNCIL LIAISON:**     DALE FRANCISCO     GRANT HOUSE (ALTERNATE)

**PLANNING COMMISSION LIAISON:**     BRUCE BARTLETT     STELLA LARSON (ALTERNATE)

**STAFF:**     JAIME LIMÓN, Design Review Supervisor  
                  TONY BOUGHMAN, Planning Technician  
                  GLORIA SHAFER, Commission Secretary

**Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)**

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### PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. For example item "A" listed on the Consent Calendar will be heard first and item "Z" heard last. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the calendar agenda.

The applicant's presence is suggested so that the applicant can answer questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda.

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Calendar reviewing member of the ABR may refer items to the Full Board for review.

Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified (at the next regular Full Board meeting of the ABR).

**AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at [www.SantaBarbaraCa.gov/abr](http://www.SantaBarbaraCa.gov/abr). Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Tony Boughman, at (805) 564-5470 extension 4539, or by email at [tboughman@santabarbaraca.gov](mailto:tboughman@santabarbaraca.gov). Office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

**POSTING:** On Thursday, December 9, 2010, this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCa.gov/abr](http://www.SantaBarbaraCa.gov/abr).

**PUBLIC COMMENT:** Any member of the public may address the Architectural Board of Review Consent Representative for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day.

### **ABR – FINAL REVIEW**

#### **A. 216 NATOMA AVE**

**R-4/SD-3 Zone**

Assessor's Parcel Number: 033-062-019  
Application Number: MST2010-00145  
Owner: Nancy Mammel  
Agent: Bill Wolf, Pacific Architects

Proposal for alterations and additions to an existing 1,803 square foot, two-story duplex, on a 6,000 square foot lot, to include a new 101 square foot, one-story addition and a 220 square foot, two-story addition, to total 2,124 square feet, the demolition of the existing detached 460 square foot garage and construction of two new one-car garages, totaling 613 square feet. The proposal includes replacing the existing driveway, construction of new site walls at the front and rear, replace all existing doors and windows, construct a new ground-floor patio, add new wooden decks, a new trash/recycle enclosure, and permit an "as-built" outdoor fire place in the rear yard. Staff Hearing Officer approval is requested for alterations within the required interior setback. The parcel is located in the Non-Appealable Jurisdiction of the Coastal Zone and requires coastal review and monitoring for any ground disturbance.

**(Final approval of landscaping is requested. Project requires compliance with Staff Hearing Officer Resolution No. 051-10.)**

### **ABR – FINAL REVIEW**

#### **B. 330 W. CANON PERDIDIO ST**

**R-4 Zone**

Assessor's Parcel Number: 039-302-024  
Application Number: MST2010-00278  
Owner: Stephen and Celeste Harrel  
Architect: Stephen Harrel

Proposal to demolish an existing one-story single-family residence and construct a new two-story duplex consisting of a 1,080 square foot unit, a 1,197 square foot unit, an attached 429 square foot two-car garage, an attached 495 square foot two-car garage with a new driveway from Castillo Street, and fences, walkways, and landscaping. The proposed total development of 3,201 square feet is located on a 5,000 square foot lot.

**(Final approval of architecture and landscaping is requested.)**

**ABR – FINAL REVIEW****C. 1720 SAN ANDRES ST****R-3 Zone**

Assessor's Parcel Number: 043-191-015  
 Application Number: MST2008-00066  
 Owner: Cameron Porter  
 Architect: Thomas Moore

Proposal to construct a new 802 square foot two-bedroom residential unit above a new 460 square foot, two-car garage, and 160 square foot, attached storage room on a 5,040 square foot lot in the R-3 Zone. The proposal also includes a 63 square foot first-floor addition to the existing 558 square foot one-story two-bedroom residential unit and the demolition of an existing 250 square foot, legal non-conforming, single-car garage and a 75 square foot shed. A total of four parking spaces (two covered and two uncovered) will be provided on site. The project involves the removal of two existing palm trees.

**(Final approval of architecture and landscaping is requested.)**

**ABR - FINAL REVIEW****D. 219 SYCAMORE LN****R-2 Zone**

Assessor's Parcel Number: 017-073-046  
 Application Number: MST2009-00482  
 Owner: City of Santa Barbara Housing Authority  
 Agent: Design ARC

Proposal to construct 20 new private laundry rooms, totaling 692 square feet, for 20 units at an existing multi-family duplex development. The proposal also includes exterior alterations to the existing structures including new balconies and conversion of the existing commons building to a multi-purpose room for the residents. Zoning modifications are being requested to allow minor architectural projections into the interior and front yard setbacks and for distance between buildings at three locations for the additional laundry facilities.

**(Project requires compliance with Staff Hearing Officer Resolution No. 007-10.)**

**ABR – REVIEW AFTER FINAL****E. 3025 DE LA VINA ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-172-020  
 Application Number: MST2007-00592  
 Owner: SLO Trader's LLC  
 Architect: Michael Holliday

This is a revised Project. Proposal to reinforce an existing retaining wall which ranges from 8' 6" to 23' 6" at the rear property line for 3025-3045 De La Vina Street. The current design has been revised from the design approved on 4/11/05 (MST2005-00111). The proposed design will not affect the existing parking configuration.

**(Final approval of review after final is requested.)**

**ABR - FINAL REVIEW****F. 1015 SAN ANDRES ST****R-2 Zone**

Assessor's Parcel Number: 039-242-011  
Application Number: MST2006-00438  
Owner: The Rodriguez/Espinosa Family Trust  
Agent: Ben Woodall

Proposal to demolish the existing 1,581 square foot single-family residence and detached two-car garage and construct a new 4,510 square foot two-story duplex on an 8,000 square foot lot in the R-2 Zone. Unit one is a proposed two-story, three-bedroom, 2,107 square feet. Unit two is a proposed two-story, three-bedroom 2,403 square feet, including a two-car garage for each unit.